



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

May 2<sup>nd</sup>, 2016

Pursuant to adjournment, the Planning Commission met with N. Nelson, Rezac, Starns, McEvoy, and Trutna. Members Proskovec and E. Nelson were absent. N. Nelson took position as Chairman.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman N. Nelson called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8132 by Jack Nitz and Associates to split off 6.06 acres out of 120 acres for an approved building site, Section 17-14-8, Wahoo Township.

Jay Nitz stated that the Larsen family had auctioned this property in March. The property was sold off in two tracts, 113.94 acres and 6.06 acres. There is a house on the 6.06 acre tract, which has been abandoned for nearly 10 years. Due to zoning regulations, this property is no longer considered a homestead. Since it has been vacant over 1 year, the split cannot be administratively approved by the Zoning Administrator, George Borreson. Mr. Nitz stated that he was not aware of this regulation.

Motion to **approve** application #8132 by Starns, seconded by McElvoy. Voting yes: Trutna, Rezac, McEvoy, Nelson, Starns. Voting no: None. Motion carried.

Public hearing was held regarding application #SD96 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake Development 3rd Addition, Clear Creek Township.

Dan Muhleisen presented a map indicating the location of the addition relative to Thomas Lakes. He stated that the lot is 6.65 acres, and would serve as a building site for a 25,000 square foot boating and storage facility, along with a 3,000 square foot lot for winterizing and repairing boats. He had stated that there will also be one residential property on the lot.

Motion to **approve** application #SD96 by Starns, seconded by Trutna. Voting yes: Rezac, Starns, McEvoy, Nelson, Trutna. Voting no: None. Motion carried.

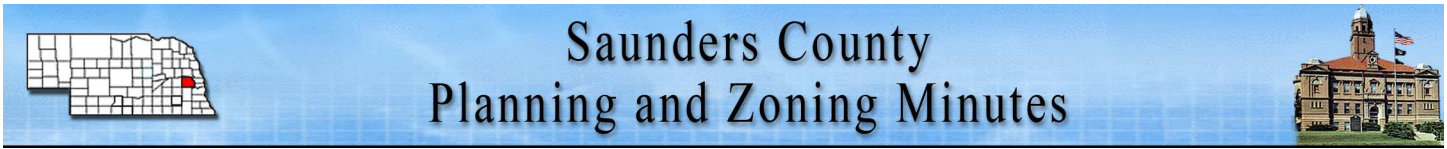
Public hearing was held regarding application #8150 by City of Wahoo, to cede remainder of section 16-14-7 from county jurisdiction to City of Wahoo jurisdiction, making the entire section City of Wahoo jurisdiction, Stocking Township.

Melissa Harrell, the City Administrator of Wahoo, stated that the City of Wahoo has recently annexed the new location of Sid Dillon, near the Hilltop Country Club. With this annexation, Wahoo is able to extend its jurisdiction and gain an additional 8.4 acres of a proposed site for Timber Ridge Estates. She stated that it would make the development process much easier for contractors if the entire subdivision was Wahoo jurisdiction and not split between county and city. In order to do so, Saunders County would need to cede the final 3.4 acres to Wahoo's jurisdiction.

Motion to **approve** application #8150 by McEvoy, seconded by Trutna. Voting yes: McEvoy, Nelson, Trutna, Rezac and Starns. Voting no: None. Motion carried.

Public hearing was held regarding amendment to the Zoning Regulations Section 6.12.01, F-1 Flood Plain District.

George Borreson, the Saunders County Zoning Administrator, stated that Saunders County's zoning regulations must be amended to reflect the acquisition of the properties bordering the Platte River on the Saunders County border (previously Fremont's jurisdiction). The changes in the proposed regulations have been suggested by Mitch Paine, who is the State NFIP Coordinator, at the Nebraska Department of Natural Resources.



Motion to **approve** amendment to the Zoning Regulations Section 6.12.01, F-1 Flood Plain District, by McEvoy, seconded by Starns. Voting yes: Nelson, Trutna, McEvoy, Rezac, and Starns. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Starns to **approve** the annual reviews for:  
Wahoo Sanitation, MP#2102 Transfer Station  
Wahoo Sanitation, MP#2371 Compost Grass  
Voting yes: Nelson, Trutna, Rezac, Starns, and McEvoy. Voting no: none. Motion carried.

McEvoy stated that there was an error in the minutes from the April 4<sup>th</sup> meeting. He said that he motioned to approve application #8086, not Starns.

Motion by Starns, seconded by McEvoy, to **approve** (with amendment) the minutes of April 4<sup>th</sup> meeting.  
Voting yes: Rezac, Starns, Trutna, and McEvoy. Voting no: None. Nelson abstained. Motion carried.  
The Planning Commission reviewed future meeting dates: (6/6/2016, 7/11/2016, and 8/1/16)

Proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Starns, to declare meeting adjourned. Voting yes: Trutna, Rezac, Starns, McEvoy, Nelson. Voting no: None. Motion carried. Meeting adjourned at 8:19 PM.

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Zoning Administrator	Date	Planning Commission Chair	Date